



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 SKYVIEW RANCH Crescent, Calgary T3N0E2**

MLS®#: **A2151574**

Area: **Skyview Ranch**

Listing Date: **07/22/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,417**  
Low Sqft:  
Ttl Sqft: **2,417**

DOM

**87**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,020 sqft**  
Lot Shape:

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Garden,Interior Lot,Landscaped,Rectangular Lot,Tree**  
Park Feat: **Alley Access,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Garden,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Oven,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`11" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 8`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`1" x 4`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`7" x 5`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`2" x 5`3"</b>
<b>Den</b>	<b>Main</b>	<b>12`0" x 9`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`10" x 10`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 10`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 13`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`6"</b>

**Kitchen**                                  **Main**                                  **13`10" x 9`8"**                                  Legal/Tax/Financial

Title:    Zoning:    **R1-N**  
**Fee Simple**    **0912707**  
Legal Desc:    Remarks

Pub Rmks:    **WOW 2417 sqft 4 Bedrooms 2.5 Bath up with Bonus room, Large lot and Lane access! Experience this exquisite family home in NE Calgary, meticulously crafted by the award winning Morrison Homes builder. New roof and beautiful stucco siding as of 2020, this residence is a testament to quality and care one family home since built. Situated in a coveted locale with easy access to New Gurudwara, public transportation and a plethora of shopping, dining, and recreational options, this home welcomes you with open arms. Ideal for families, it features four spacious bedrooms and two and a half bathrooms. A two-car attached garage adds convenience, while the unfinished basement awaits your personal touch. Step inside to discover a seamlessly designed open floor plan, perfect for entertaining. Fresh paint throughout maintains its pristine condition, enhancing its allure. Southern exposure floods the living spaces with natural light, creating a warm and inviting ambiance. Throughout the house, and Bonus room features surround sound in-wall & ceiling speakers, perfect for an immersive audio experience. The chef-inspired kitchen is a culinary delight, equipped with modern stainless appliances, walk-thru pantry, granite countertops, ample cabinet space, and an upgraded island for casual dining or hosting gatherings. The primary suite is a haven unto itself, complete with plush carpeting, an en-suite bathroom featuring dual sinks, a shower, and a jetted tub, plus a spacious walk-in closet. Additional highlights include a second-floor family room & laundry room, on the main level flexible home office/flex room, a mudroom with a walk-through pantry . Outside, a charming front porch, extended driveway for up to 4 cars, and a large backyard with an expansive concrete patio offer the perfect backdrop for outdoor enjoyment. With potential for future expansion in the unfinished basement, this home promises endless possibilities. Located in a safe neighbourhood with excellent amenities, including schools, healthcare facilities, parks, and easy freeway access, this property is a rare find. Imagine the possibilities, Don't regret missing out on this great family home - Get ready to move into your stunning new home today.**

Inclusions:    **Garden Shed, Security Cameras, Alarm system**  
Property Listed By:                                  **Premiere Realty Direct**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















